Charline Place Homeowner Association
Board Meeting Minutes
May 22, 2007

Meeting was called to order at 6:02pm

Roll Call: Stacy Schurman, Karen Maginn, Criss Bradbury, Laurel Sherman, Sharon Hendrickson, Jessie Bertoli

Management Company: Kathy Andersen & Brian Sanders, CO Mgmt. & Realty

Meeting Minutes: The April 24tth, 2007 minutes were presented for approval. Criss moves to accept, Stacy 2nds, all in favor.

Financials:

Cash-Main Acct.	$32,193.75
Savings Account Reserve	$28,983.98
Restoration Fund	$ 5,235.48
Total Current Assets	$ 66,413.21

Unfinished Business:
Lock Boxes – At this point in time there is no other place to put the lock boxes. (after walking the building it was determined that CMR mtnc will make a handle to be placed by the mailboxes to accommodate the lock boxes) Karen will check to find out whom the lock boxes belong to and CMR maintenance will remove. A notice will also be posted to not use the present area and asking to contact the Management Company.
Gayle's Window - The board asks to have CMR maintenance to check out Gayle's window problem.
Floors - Jessie got info from a University study on how to take care of terrazzo floors and he will send the info to CMR.
Margarita's Windows - Criss moves not to reimburse for the windows at this time. If based on the restoration it is determined that every unit windows need to be replaced Margarita's request will be revisited. If windows are part of the restoration Margarita will receive a credit if the windows pass restoration guidelines, Stacy 2nds.
Roof Seal Coating - It was determined that the re-coating needs to be looked into and check to see if there is a way to raise the area that is pooling. Criss has agreed to be the contact.
Restoration - Ray has the rough draft done, final should be available tomorrow. Ray is now with a new firm but will continue to work on Charlene Place. Ray stated that the homeowners would need to submit letter to the grant contributor. Kathy asks about a time frame for the evaluation, this is a high priority question that CMR is getting from homeowners and realtors.

APPROVED

Light Bulbs - CMR maintenance is only to replace the bulbs that Elizabeth cannot reach. It was also determined that Charline Place would continue on the present type of bulb replacement and table the action item.
It was agreed that the storage unit with the foul smell would be posted and asked to contact the management office at the end of this time, items would be removed and troubleshoot would take place to determine where the smell and water is coming from.

New Business:
The new price sheet from Front Range Disposal was presented with prices going into effect May 1, 2007
Were gutters cleaned last year???
Stacy has a maintenance list of areas that need address and wants to walk the building at the end of the meeting. Stacy will send a maintenance list. Drywall & painting.
Unit 1421 has items in the stairwell.
Send out notices with statements regarding storage. All storage items must be in your storage unit or it will be disposed of with notice during routine inspection of the property.
Board asks how the assessment can be itemized on the ledger.
Board was notified that if they needed the bank statements every month there would be an additional charge of $25.00 as this is not included in what is normally expected in a meeting packet. This was discussed by the board and it was determined that a yearly will be good enough.
Planting will be done on both sides. Board asked for a quick return on the participant's reimbursements.

Next Meeting: June 26, 2007 at 6:30pm

Adjournment: Criss moves to adjourn at 6:58pm, Sharon 2nds, all in favor.

Approved